

003.A

0004

0031.3

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

473,900 / 473,900

USE VALUE:

473,900 / 473,900

ASSESSED:

473,900 / 473,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
31		VARNUM ST, ARLINGTON

**OWNERSHIP**

Owner 1:	MAUZY SUSANNA H	Unit #:	3
Owner 2:			
Owner 3:			
Street 1:	31 VARNUM STREET #3		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	DONNELLY BRIAN & MELANIE -
Owner 2:	-
Street 1:	31 VARNUM STREET UNIT 3
Twn/City:	ARLINGTON
St/Prov: MA	Cntry
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7862									G8	1.						

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	473,900			473,900		280810
							GIS Ref
							GIS Ref
							Insp Date
							01/16/14

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: LT GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G8	Fact: .			Floor: 3 - 3rd Floor				Totals	RMs: 4	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 33.299999237				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %			Interior:	1	4	2	3					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:									
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	4	2						
Bsmnt Gar:				Const Adj.: 0.99960202													
Electric: 3 - Typical				Adj \$ / SQ: 411.586													
Insulation: 2 - Typical				Other Features: 60500													
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1 - Oil				NBHD Inf: 1.16999996													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 582149													
Solar HW: NO	Central Vac: NO			Depreciation: 108280													
% Com Wal	% Sprinkled			Depreciated Total: 473869													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:			Year:										
<b>PARCEL ID</b> 003.A-0004-0031.3																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b> AssessPro Patriot Properties, Inc 																	